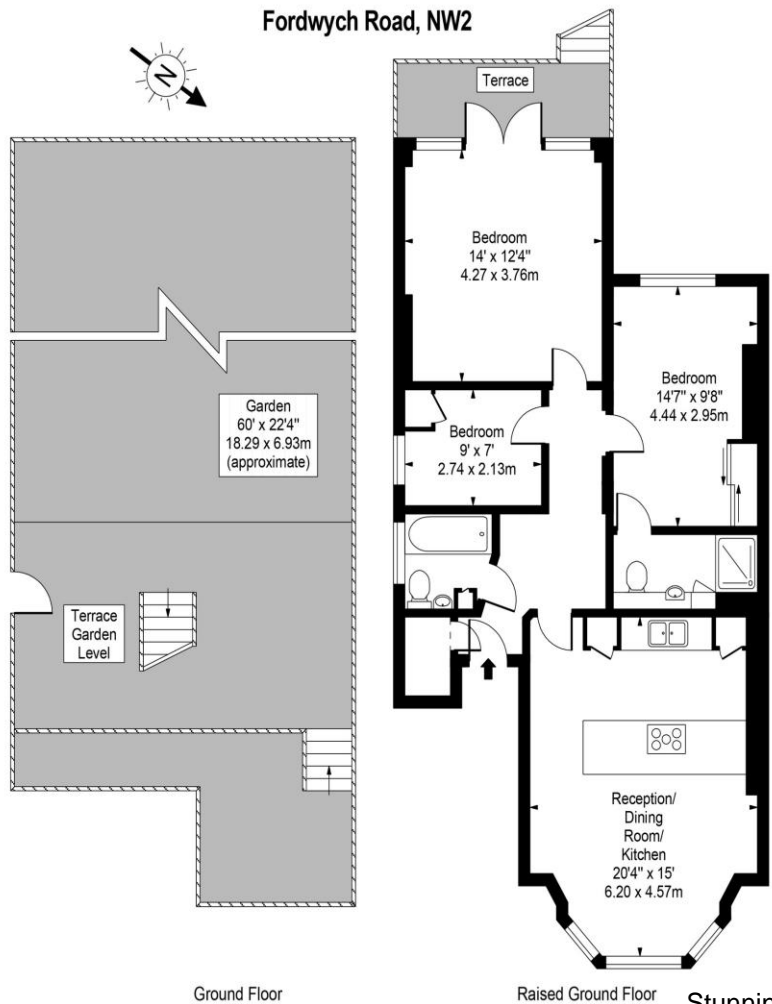


2 Bedroom Flat
Fordwych Road
London NW2

- Raised ground floor
- Two double bedrooms
- Two bathrooms
- Kitchen / dining room with high ceilings

Asking price of £775,000
Leasehold

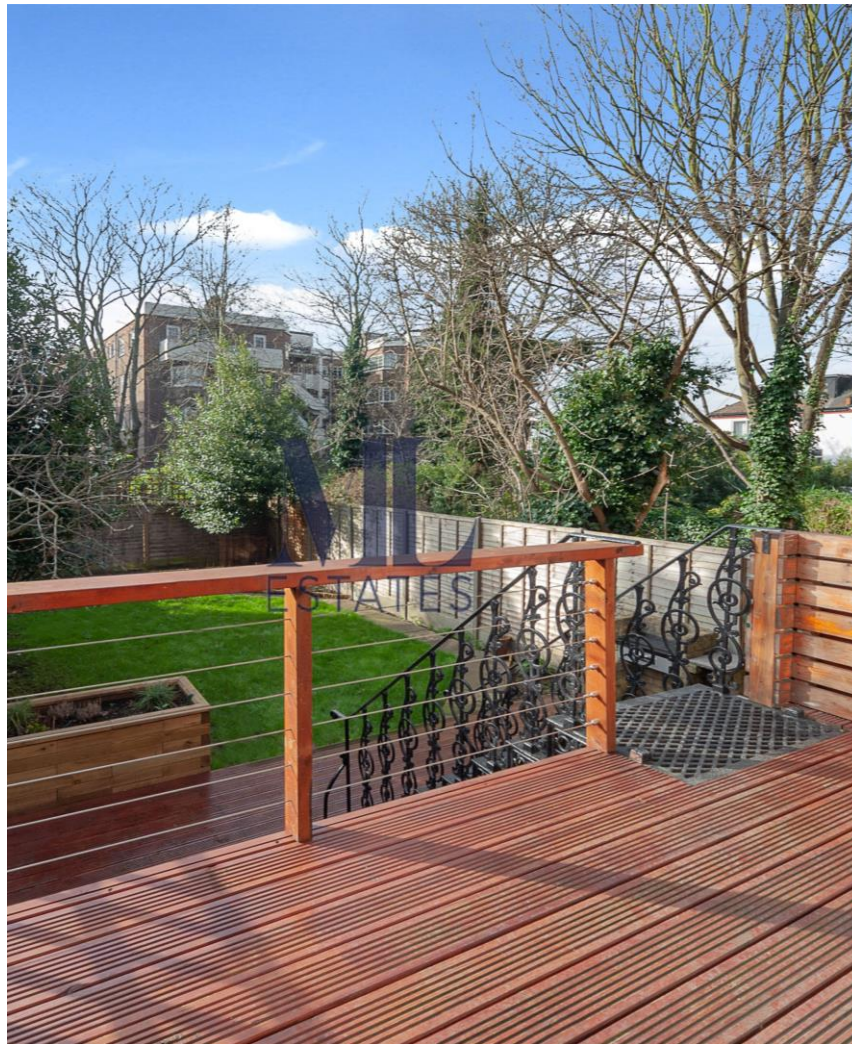


Ground Floor

Raised Ground Floor

Approx Gross Internal Area **875 Sq Ft - 81.29 Sq M**

For Illustration Purposes Only - Not To Scale
www.tomekphotography.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Stunning raised ground floor two/three double bedroom apartment (approx. 875 sq ft.) within this four storey Victorian conversion. This amazing apartment benefits from wood floors throughout, bright and spacious reception room (bedroom 3) leading to a decked and lawned rear garden, principal bedroom with ensuite facilities and further guest bedroom, fully fitted kitchen / dining room with integrated appliances and high ceilings, family bathroom, Fordwych Road is located close to Kilburn Jubilee line and Cricklewood Thameslink offering excellent links to Canary Wharf and the City and being well positioned for both Kilburn High Road and Mill Lane with its independent shops and boutiques. Long Lease, Chain Free, A must see property.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.